

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey  
Chairwoman

Sarah Lansdale, AICP  
Commissioner

Date: July 6, 2023  
Time: 2:00 p.m.  
Location: Teams Tele-video Meeting

### **Members Present (15)**

Lasheca Lewis – Town of Babylon  
John Coverdale – Town of Brookhaven  
David Doty – Town of East Hampton  
Jennifer Casey – Town of Huntington  
Timothy McCarthy – Town of Islip  
John Condzella – Town of Riverhead  
Elizabeth Galle – Town of Shelter Island  
John Finn – Town of Smithtown  
Daniel Flynn – Town of Southampton  
Thomas McCarthy – Town of Southold  
Lisa Perry – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Kevin Gershowitz – At Large  
Errol Kitt – At Large  
Stephanie Baldwin – At Large

### **Members Not Present (0)**

### **Staff Present (7)**

Andrew Freleng – Chief Planner  
Theodore Klein – Principal Planner  
Christine DeSalvo – Administrative Assistant  
William O'Brien – Research Analyst  
Michael Selig – GIS/Mapping Specialist  
Daniel Segal – Senior Community Development & Planner Specialist  
Jackie Gross – Assist. County Attorney (Commission Counsel)

**Call to Order** - The Suffolk County Planning Commission meeting of July 6, 2023 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

### **The Pledge of Allegiance**

**Adoption of Minutes** - Motion to adopt the June 7, 2023 Meeting Minutes was made by Commission member Kaufman, seconded by Commission member Flynn. Vote Approved with 8 ayes, 0 nays, 3 abstentions. \* Four (4) Commission members had not yet arrived and therefore were not present for vote.

**Public Portion** – None.

**Chairperson's Report** – Chairwoman Jennifer Casey mentioned the Commission was putting together potential topics for the fall planning conference, and if any members have ideas to please let her know.

### **Other Commission Business**

- **Andrew Freleng**, Chief Planner of the Suffolk County Department of Economic Development and Planning, along with **William O'Brien**, Research Analyst, Suffolk County Economic Development and Planning, gave a brief presentation on the newly interactive Suffolk County Planning Commission Jurisdiction Map that has been posted online, as well as soon to be posted interactive Suffolk County Land Use Map.

### **Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

- **Venezia Square** – The application is referred by the Town of Riverhead, received on June 13, 2023 - the Commission's jurisdiction for review is that the application is located within 500' of the municipal boundary line of the Town of Brookhaven and within the Suffolk County Central Pine Barrens Compatible Growth Area. The applicant is seeking site plan approval for the construction of a new 37,000 square foot commercial retail development consisting of five (5) buildings of various sizes along with 174 surface parking spaces on a 6.342 acre parcel located on the south side of Port Jefferson-Riverhead Road (aka Sound Avenue/SR 25A). The subject property is undeveloped and was cleared of natural vegetation in the past for farming and has been undergoing succession revegetation for a number of years.

The staff report recommended approval of the site plan along with fourteen (14) comments to be offered for their consideration and use by the Town of Riverhead.

After a lengthy deliberation regarding sanitary water discharge the Commission resolved to generally agree with the staff report with one modification, making Comment # 8 a condition for approval, a motion to Approve the site plan subject to one modification as a condition and to offer thirteen (13) comments for their consideration and use by the Town of Riverhead, was made by Commission member Condzella and seconded by Commission member Doty, vote failed; 6 ayes, 9 nays, 0 abstentions. Then a new motion to approve the site plan application and to offer the four (14) staff report comments for their consideration and use by the Town of Riverhead was made by Commission member Kaufman and seconded by Commission member Perry vote to Approve; 9 ayes, 6 nays, 0 abstentions.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code** (continued)

- **Fieldstone at Commack II** – The application is referred by the Town of Smithtown, received on May 31, 2023 - the Commission's jurisdiction for review is that the application is located adjacent to Jericho Turnpike (SR 25). The applicant seeks site plan approval from the Town of Smithtown Planning Board for the demolition of existing structures on site and the proposed construction of an 111,088 sf, three (3) story apartment building with 98 age-restricted (55 and older) units and associated site work. The proposed apartment building is intended to be the expansion of the existing garden apartment complex to the west. Currently, there are seven (7) buildings consisting of 98 apartment units totaling 97,306 sf in GFA on the adjacent site. The addition of the requested apartment building would double the inventory of attached units on the two properties to 196 apartment units. The Suffolk County Planning Commission previously reviewed the referral from the Smithtown Town Board for the contemplated development, with respect to the change of zone application on this 4.98 acre site, and approved the requested change of zone at their regularly scheduled meeting held April 6, 2022.

The staff report recommended approval of proposed site plan subject to two (2) conditions and offered twelve (12) comments for their consideration and use by the Town of Smithtown. After deliberation the Commission resolved to generally agree with the staff report, making one to the recommended conditions a comment instead and approve the site plan subject to one (1) conditional with thirteen (13) comments.

The motion to approve the site plan application subject to one (1) condition and to offer the thirteen (13) comments for their consideration and use by the Town of Smithtown was made by Commission member Finn and seconded by Commission member Kaufman, vote to Approve; 14 ayes, 1 nay, 0 abstentions.

**Other Commission Business**

- Chairwoman Casey indicated that the next Commission meeting is to be held on Wednesday, August 2nd at 2 p.m. in Riverhead.
- Motion to adjourn meeting by Commission member Kaufman, motion was seconded by Commission member Perry, approved unanimously.